



Contemporary, modern, open plan kitchen diner

Two well presented double bedrooms

Modern, first floor family bathroom

Good size rear garden

Ideal first-time buyer home

Useful separate utility room

Detached garage

Popular residential area

This deceptively spacious two bedroomed home, is ideal for first-time buyers, couples or perhaps somebody looking to downsize. The property enjoys front and rear gardens as well as off-road parking, with the garage to the rear. The property is situated in a quiet residential area on the outskirts of the town of Cleator Moor on the edge of a cul-de-sac and the local amenities of the town are within easy walking distance. The accommodation briefly comprises entrance porch, entrance hall, a light and airy lounge which leads to a contemporary, modern, open plan kitchen diner. There is also a rear useful utility room. To the first floor, there are two, well presented, generously proportioned, double bedrooms and the stylish modern family bathroom. Externally, the property boasts a large, low maintenance rear garden which leads to a garage, the garage is currently used as storage and benefits from a built-in bar area to the rear, ideal for entertaining friends and family, with lighting and electric supply. To the front of the property, there is a good size, low maintenance front garden, setting the property back from the road with gravelled borders. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door. The vestibule boasts a feature, hexagonal frosted glass uPVC window and tiled flooring, A wooden glazed door leads into the entrance hall.

Entrance hall

With open stairs to the first floor, laminate flooring, and a double panel radiator.

Lounge

A well presented, light and airy lounge, with a uPVC double glazed window, overlooking the front of the property, with a double panel radiator below. There is modern, wood effect laminate flooring, decorative coving to the ceiling and an open chimney breast, with fitted electrical sockets.



Kitchen diner

A contemporary, modern kitchen diner with a range of high gloss wall and base units, with beautiful, contrasting wood effect work surfaces, a 1.5 ceramic sink and drainer unit, with mixer tap, an integrated fridge freezer, a double, built-in electric oven and separate gas hob, set into the worktop with tiled splash back. The kitchen benefits from a large, under stairs storage cupboard, tile effect flooring, a uPVC double glazed window, overlooking the rear garden, a double panel radiator and spotlights and panelling to the ceiling. Provides access into the utility.



Utility

A useful, rear utility with a 1.5 stainless steel sink and drainer unit, built in wall and base units, plumbing for a washing machine. A uPVC double glazed window, and a uPVC door leading out to the rear garden.

First floor landing

There is loft access to the ceiling, and access to the bedrooms and bathroom



Bathroom

Stylish, modern family bathroom featuring a bath with central mixer tap and mixer shower above, with both rainfall and jet showerhead attachments and glass shower screen, a pedestal sink with waterfall mixer tap, and a push button flush toilet. There is contemporary, modern tiling to the walls, a chrome, towel heating radiator, tile effect flooring, a uPVC double glazed frosted glass window, panelling and spotlights to the ceiling.

Bedroom two

A generously proportioned, well presented, second double bedroom with modern décor, decorative coving to the ceiling, a uPVC double glazed window overlooking the rear garden with a double panel radiator below.

Master bedroom

Situated at the front of the property, this light and spacious double bedroom has a useful, large walk-in storage cupboard, ideal as a wardrobes space. There is modern, neutral décor, a uPVC double glazed window, overlooking the front of the property, and flooding the room with natural light, with a double panel radiator below.

Externally

The front of the property is set back by a large, low maintenance garden with gravelled borders. To the rear, the property has a surprisingly large rear garden, again with low maintenance in mind, this lovely space has gravelled areas, artificial grass, a slab patio area with rear access into the garage.

Garage

This large, detached garage offers flexible uses, with a bar built into the back of the garage which opens to the garden making a fantastic entertaining space, it is also ideal for anyone who wants off-road parking or additional storage. With lighting and electric supply.

TENURE

We have been informed by the vendor that the property is freehold.

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



